079.0	0004	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	804,300 /	804,300
USE VALUE:	804,300 /	804,300
ASSESSED:	804,300 /	804,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MROSZCZYK ALICE/TRUSTEE
Owner 2:	ALICE MROSZCZYK 2013 REVOCABLE
Owner 3:	
Street 1:	85 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUSSONIELLO MARK D -
Owner 2:	MROSZCZYK ALICE -
Street 1:	85 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,216 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 1898 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8216.000	379,100	5,300	419,900	804,300
Total Card	0.189	379,100	5,300	419,900	804,300
Total Parcel	0.189	379,100	5,300	419,900	804,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.76 | /Parcel: 423.7

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
49441			11/05/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 079.0-0004-0007.0

!6477!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	379,100	5300	8,216.	419,900	804,300	804,300	Year End Roll	12/18/2019
2019	101	FV	295,400	5300	8,216.	419,900	720,600	720,600	Year End Roll	1/3/2019
2018	101	FV	295,400	5300	8,216.	281,900	582,600	582,600	Year End Roll	12/20/2017
2017	101	FV	295,400	5300	8,216.	269,900	570,600	570,600	Year End Roll	1/3/2017
2016	101	FV	295,400	5300	8,216.	245,900	546,600	546,600	Year End	1/4/2016
2015	101	FV	278,500	5300	8,216.	197,900	481,700	481,700	Year End Roll	12/11/2014
2014	101	FV	278,500	5300	8,216.	177,000	460,800	460,800	Year End Roll	12/16/2013
2013	101	FV	278,500	5300	8,216.	168,000	451,800	451,800		12/13/2012

PRINT

Date	Time
12/10/20	21:15:07

LAST REV

Date	Time
07/22/19	15:05:35

apro

PAT ACCT. 6477

USER DEFINED

Prior Id # 1:	49441
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSONIELLO MAR	63161-230		1/9/2014	Convenience	1	No	No		
LANNON COLLEEN	34103-320		11/20/2001		437,500	No	No		
PISANO ANTHONY	29801-296		2/16/1999	Family	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2012	225	Manual	10,500	C				repair shingles as
3/2/2011	109	Manual	3,879					BLOWN INSULATION
6/5/2009	449	Re-Roof	958					

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
2/14/2009	Meas/Inspect	372	PATRIOT
2/6/2002	MLS	MM	Mary M
4/4/2000	Inspected	264	PATRIOT
1/12/2000	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8216		Sq. Ft.	Site		0	70.	0.73	11			Med. Tr	-10					419,884						419,900	

Total AC/HA:	0.18861	Total SF/SM:	8216	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	419,884	Spl Credit		Total:	419,900

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

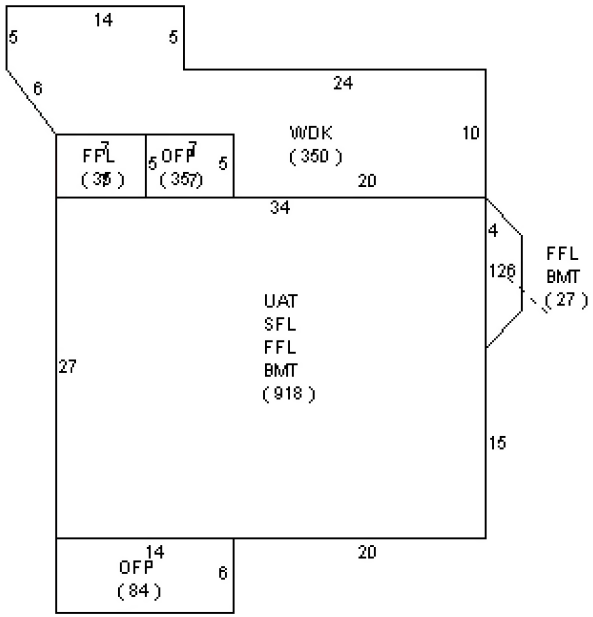
OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

OF=SINK IN BMT, SUMMER ST.

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB 1		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20321393
Const Adj.:	0.99989998
Adj $ / SQ:	150.387
Other Features:	74800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465726
Depreciation:	86625
Depreciated Total:	379101

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.43
Special Features:	0	Val/Su Net:	107.03
Final Total:	379100	Val/Su SzAd	199.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	980	150.390	147,379
BMT	Basement	945	45.120	42,635
SFL	Second Floor	918	150.390	138,055
WDK	Deck	350	8.860	3,100
UAT	Upper Attic	230	60.150	13,806
OFP	Open Porch	119	30.360	3,613

Net Sketched Area:	3,542			Total:	348,587
Size Ad	1898	Gross Are	4230	FinArea	1898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1920	20.95	T	40	101			5,300			5,300

More: N	Total Yard Items:	5,300	Total Special Featues:		Total: 5,300